

# WHAT SIZE / SCALE OF BUILDINGS?

Per the MBTA Communities law, Arlington must create a zoning district of at least 32 acres where 10% of Arlington's current housing stock, or 2,046 units, could be built by right in three-family or larger homes.

What size / scale buildings are right for us? And where should we allow for these different sized buildings?

Some information to consider:

- Arlington's inclusionary zoning (IZ) takes effect in developments of six units (at 15%) or more. Developers are required to include one affordable unit (affordable meaning at 60% AMI or less) per six units. Larger buildings produce more affordable housing. (Note, so far, we've seen IZ affordable units in larger buildings of twelve or more units.)
- The Specialized Stretch Energy Code passed at this April's Town Meeting applies to multi-family buildings > 12,000 square feet, requiring higher energy efficiency and other sustainability practices for these larger, multi-family buildings compared to smaller buildings. (Note, assuming 1,000-1,500 square feet / dwelling, this aspect of the Specialized Code would likely impact developments of eight to twelve units.)
- Buildings four-stories or higher will require an elevator, which may increase accessibility for aging residents.

Other things to consider:

- While the legislation allows us to zone for three-family homes, our consultant Utile's advice is that developments of that size will not be cost-effective, given the cost of land in Arlington and the stringent building code requirements for multi-family buildings.
- We don't have to have all the districts be zoned for the same size buildings; one size doesn't have to fit all. So, as you look at the map, consider what size buildings you think would be appropriate in each district.

With your tablemates, discuss your thoughts regarding what size buildings would be right for Arlington. We encourage you to note on the large-format map where you think we could zone for buildings of certain sizes. The map will be collected at the end of the activity. Your table facilitator / scribe will help to record your ideas to share back to the MBTA Communities Working Group.